



## SOUTH BOSTON DATA PROFILE

Department of Neighborhood Development  
Policy Development & Research Division

|   | <u>South Boston</u> | <u>Boston</u>  |
|---|---------------------|----------------|
| <b>TOTAL POPULATION</b><br>(US Bureau of the Census)                                  |                     |                |
| <b>2000</b>   | <b>29,965</b>       | <b>589,141</b> |
| 1990  | 29,488              | 574,383        |
| % Change 1990-2000  | 1.8%                | 2.6%           |
| <b>LAND AREA (Sq. Miles)</b>  | 3.1                 | 47.6           |
| <b>DENSITY, Persons per Square Mile</b>   |                     |                |
| 2000  | 9,666               | 12,377         |
| 1990  | 9,512               | 12,067         |
| <b>OPEN SPACE, Percent of Neighborhood Land Area</b>                                  |                     |                |
| 1999  | 8.6%                | 20.7%          |
| <b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b><br>(US Bureau of the Census) |                     |                |
| White   | 25,327 (85%)        | 291,561 (50%)  |
| Black   | 741 (2%)            | 140,305 (24%)  |
| Hispanic  | 2,244 (7%)          | 85,089 (14%)   |
| Asian or Pacific Islander   | 1,166 (4%)          | 44,280 (8%)    |
| Native American   | 79 (<1%)            | 1,517 (<1%)    |
| Other   | 41 (<1%)            | 8,215 (1%)     |
| Multi-Racial  | 367 (1%)            | 18,174 (3%)    |
| <b>AGE, 2000 Number and Percentages</b><br>(US Bureau of the Census)                  |                     |                |
| Under 18  | 5,431 (18%)         | 116,559 (20%)  |
| 18-64   | 20,527 (69%)        | 411,246 (70%)  |
| 65+   | 4,007 (13%)         | 61,336 (10%)   |
| <b>MEDIAN HOUSEHOLD INCOME, 1998 Estimate</b><br>(PCensus Estimate)                   |                     |                |
|   | \$38,808            | \$39,987       |
| <b>POVERTY RATE, 1990</b><br>(US Bureau of the Census, HUD Adjusted Poverty Universe) |                     |                |
|   | 17.3%               | 16.7%          |

## SOUTH BOSTON DATA PROFILE (Continued)

### South Boston

### Boston

#### RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

| <u>Year</u>         | <u>South Boston</u> | <u>South Boston</u> | <u>Boston</u> | <u>Boston</u>       |
|---------------------|---------------------|---------------------|---------------|---------------------|
|                     | <u>Sales</u>        | <u>Median Price</u> | <u>Sales</u>  | <u>Median Price</u> |
| January – June 2002 | 323                 | \$299,000           | 3,802         | \$300,000           |
| 2001                | 511                 | \$249,000           | 6,297         | \$263,900           |
| 2000                | 661                 | \$250,000           | 7,480         | \$224,000           |
| 1999                | 516                 | \$187,500           | 8,183         | \$182,000           |
| 1998                | 442                 | \$160,000           | 7,041         | \$162,500           |

#### RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

|                     |         |          |
|---------------------|---------|----------|
| January – June 2002 | 1 (<1%) | 19 (<1%) |
| 2001                | 2 (<1%) | 32 (<1%) |
| 2000                | 0 (0%)  | 75 (1%)  |
| 1999                | 5 (1%)  | 177 (2%) |
| 1998                | 12 (3%) | 210 (3%) |

#### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

|      |                  |           |            |
|------|------------------|-----------|------------|
| 2001 | Residential      | 8 (0.2%)  | 260 (0.3%) |
|      | Commercial/Mixed | 8 (1.0%)  | 114 (1.5%) |
| 2000 | Residential      | 18 (0.4%) | 376 (0.5%) |
|      | Commercial/Mixed | 10 (1.2%) | 179 (2.4%) |

#### HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

|                            |         |         |
|----------------------------|---------|---------|
| Occupied Housing Units     | 14,0383 | 239,528 |
| Percentage Owner-Occupants | 33.8%   | 30.7%   |

## SOUTH BOSTON DATA PROFILE (Continued)

### BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

| <u>Property Type</u>                            | <u>South Boston</u>         |                                    |                             | <u>Boston</u>               |                                    |                             |
|---|-----------------------------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|-----------------------------|
|   | <u>Number of Properties</u> | <u>Property Type as % of Total</u> | <u>Owner Occupancy Rate</u> | <u>Number of Properties</u> | <u>Property Type as % of Total</u> | <u>Owner Occupancy Rate</u> |
| Single Family                                   | 1,502                       | 30.5%                              | 78.0%                       | 29,763                      | 39.4%                              | 81.0%                       |
| Two Family                                      | 1,089                       | 22.1%                              | 73.4%                       | 18,377                      | 24.3%                              | 69.7%                       |
| Three Family                                    | 1,584                       | 32.2%                              | 55.4%                       | 15,854                      | 21.0%                              | 53.1%                       |
| <b>Total 1, 2, 3 Family Properties</b>          | <b>4,175</b>                | <b>N/A</b>                         | <b>68.2%</b>                | <b>63,994</b>               | <b>N/A</b>                         | <b>70.8%</b>                |
| Four-Six Family                                 | 116                         | 2.4%                               | 28.4%                       | 2,916                       | 3.9%                               | 27.8%                       |
| Apartment Buildings                             | 43                          | 0.9%                               | 4.6%                        | 2,285                       | 3.0%                               | 5.4%                        |
| Mixed Residential/Commercial                    | 213                         | 4.3%                               | 12.2%                       | 2,353                       | 3.1%                               | 14.9%                       |
| Condominium Associations                        | 376                         | 7.6%                               | N/A                         | 4,013                       | 5.3%                               | N/A                         |
| Condominium Units                               | 2,089                       | N/A                                | 56.6%                       | 38,378                      | N/A                                | 48.4%                       |
| <b>Total Residential &amp; Mixed Properties</b> | <b>4,923</b>                | <b>N/A</b>                         | <b>N/A</b>                  | <b>75,561</b>               | <b>N/A</b>                         | <b>N/A</b>                  |

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

### COMMERCIAL SALES

(Banker & Tradesman)

|      | <u>South Boston</u>   |                    | <u>Boston</u>         |                    |
|------|-----------------------|--------------------|-----------------------|--------------------|
|      | <u>Buildings Sold</u> | <u>Sales Value</u> | <u>Buildings Sold</u> | <u>Sales Value</u> |
| 2001 | 25                    | \$30,028,500       | 212                   | \$634,800,000      |
| 2000 | 31                    | \$89,892,006       | 288                   | \$1,084,900,000    |
| 1999 | 28                    | \$50,753,500       | 288                   | \$550,300,000      |
| 1998 | 24                    | \$6,669,219        | 296                   | \$1,217,300,000    |

### COMMERCIAL RENTS, February, 2002

(DND Annual Survey of community development corporations and Main Streets District managers)

|                                  |             |     |
|----------------------------------|-------------|-----|
| Retail / Square Foot (estimates) | \$22 - \$38 | N/A |
| Office / Square Foot (estimates) | \$17 - \$25 | N/A |